

69-1-32A ✓
201WARRANTY DEEDTRANSFER
TAX
PAID

012320

63-26

JEFFREY A. STONE and DEBRA-ANN STONE of Waterville, County of Kennebec and State of Maine for consideration paid, grant to DENNIS L. RIPLEY and ADELE C. RIPLEY of Belfast, County of Waldo and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with all buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at a granite monument in the southerly line of Hazelwood Avenue, which granite monument is distant about two hundred thirty-six and eighty-five hundredths (236.85) feet westerly from the intersection of the south line of Hazelwood Avenue and the west line of Central Avenue; thence easterly in the southerly line of Hazelwood Avenue sixty-four and nine tenths (64.9) feet to a granite monument with an "R" cut into it; thence southerly and in a line parallel with the west line of land conveyed by Harvey D. Eaton to Albert R. Rogers about one hundred forty-four (144) feet to land now or formerly of one Johnson; thence westerly in said Johnson's north line sixty-four and nine tenths (64.9) feet to an iron pipe driven into the ground; thence northerly one hundred forty-four and seven tenths (144.7) feet to the point of beginning.

Subject to easements and restrictions of record, if any.

Being the same premises conveyed to Jeffrey A. Stone and Debra-Ann Stone by warranty deed from Christopher Rogers Beach, dated October 2, 1986 and recorded in the Kennebec County Registry of Deeds on October 7, 1986 in Book 3035, Page 127.

This conveyance is made expressly subject to a real estate mortgage from Jeffrey A. Stone and Debra-Ann Stone to ComFed Mortgage Co., Inc. in the original principal amount of \$43,336.00, dated October 2, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3035, Page 129. As partial consideration for this conveyance, and by their acceptance of this deed, the Grantees herein, jointly and severally, for themselves and their respective heirs, personal representatives and assigns, hereby assume and agree to pay said mortgage and the note and indebtedness thereby secured in installments, at the times, in the manner, and in all other respects as provided in said mortgage and note; to perform all of the obligations provided in said mortgage to be performed by the mortgagors therein, at the time, in the manner, and in all respects as provided therein; and to be bound by all the terms of said mortgage and note, all as though said mortgage and note had originally been executed and delivered by the Grantees herein. And said Grantees, for themselves and their respective heirs, personal representatives and assigns, further covenant that they will hold harmless the Grantors herein, their heirs, personal representatives and assigns, from all claims arising under the aforesaid mortgage and promissory note.

63-26

WITNESS our hands and seals this 9th day of June, 1989.

D. R. Butler
WITNESS

Jeffrey A. Stone
JEFFREY A. STONE

D. R. Butler
WITNESS

Debra-Ann Stone
DEBRA-ANN STONE

THE STATE OF MAINE
Kennebec, ss.

June 9, 1989

Then personally appeared the above named JEFFREY A. STONE and
DEBRA-ANN STONE and acknowledged the foregoing instrument to be
their free act and deed.

Before me, D. R. Butler
Notary Public

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993



RECEIVED KENNEBEC SS.

1989 JUN 14 AM 9:00

ATTEST: Therese Paul M. Stone
REGISTER OF DEEDS